

# \$448,000 - 7209 96 Street, Peace River

MLS® #A2174146

**\$448,000**

4 Bedroom, 3.00 Bathroom, 2,438 sqft  
Residential on 0.22 Acres

North End., Peace River, Alberta

The wait is over and you have a motivated seller! The perfect combination when you are looking to buy! Your dream home with the amazing views is ready and waiting. Immerse yourself in the tranquil ambiance, where you can enjoy the gentle flow of the mighty Peace River right outside your windows. Expansive views of the lush valley and beautiful river greet you everywhere you look. This custom home was designed around the views and does not disappoint. Every window along the front of the house showcases the scenery. The wrap around deck gives you outdoor space to also be able to take it all in. This home is completely finished up and down and hosts some updates and renovations like paint, fixtures, and bathroom fresh-ups. The upper level hosts 2 bedrooms and 2 bathrooms plus the roomy kitchen and dining room with patio doors off to the deck plus the large living room with soaring wood vaulted ceilings. The lower level is all above grade giving you big windows and lots of light and provides you with two more bedrooms, a bathroom, laundry/utility room and then a big family room with cozy fireplace and extra space for a games room or pool table! The landscaped yard is beautiful front and back and there is a 24x24 detached garage offering up plenty of parking. Speaking of parking, there is a long, paved driveway- perfect for an RV or boat and there is a covered carport in the front of the house to keep your vehicle protected from the elements. Location matters most and this home offers up



a desirable location with breathtaking views!  
Book a private showing today!

Built in 1980

### Essential Information

MLS® #	A2174146
Price	\$448,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,438
Acres	0.22
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7209 96 Street
Subdivision	North End.
City	Peace River
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T8S 1E3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Carport, Double Garage Detached, Heated Garage, Off Street
# of Garages	2

### Interior

Interior Features	High Ceilings, Soaking Tub, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Window Coverings, Oven-Built-In, Microwave, Range, Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Storage
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 19th, 2024
Days on Market	167
Zoning	R 1-A

### **Listing Details**

Listing Office	RE/MAX Northern Realty
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